

**TRANSFER
TAX
PAID**

Doc # 2009015333
Book 10105 Page 0208

WARRANTY DEED

Received Kennebec SS.
06/09/2009 12:43PM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

13-100

Know All Men By These Presents

That D & R DEVELOPMENT, INC., a Maine corporation, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by LINDA A. SCHUMACHER-FEERO AND WILLIAM G. FEERO, having a mailing address of 6303 Carnegie Drive, Bethesda, MD 20817, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY WITH WARRANTY COVENANTS, as joint tenants unto the said LINDA A. SCHUMACHER-FEERO AND WILLIAM G. FEERO, certain premises located in ~~Waterville~~ County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at a steel pin, said pin marking the southwesterly corner of the herein described parcel, being on the easterly line of the West River Road, so called, and being the POINT OF BEGINNING; thence N.49°52'37"E. along said Road for a distance of 92.63 feet to a capped rebar at an angle point in said Road; thence N.58°09'38"E. along said road, a distance of 356.21 feet to another capped rebar marking the southwesterly corner of one Ferran as recorded in Book 5968 page 107 of the Kennebec County Registry of Deeds (KCRD); thence S.35°27'47"E., along said Ferran parcel to a capped rebar (located 25' from the corner of a garage) a distance of 95.19 feet; thence S.66°51'51"E. and continuing along said Ferran parcel, a distance of 359.16 feet to the southeasterly corner of one Libold as recorded in Book 8707 page 264 (KCRD); thence N.58°20'24"E. along Libold's easterly line, a distance of 400.00 feet to an iron pipe found; thence S.63°20'04"E. along the property of one Frank (KCRD) Book 9391 page 1, a distance of 62.07 feet to an iron axle; thence along the land now or formerly of D.J. Gurney as recorded in Book 1228 page 218 (KCRD) the following courses and distances to capped rebars: S.63°02'02"E., a distance of 132.75 feet; thence S.11°02'37"E., a distance of 40.05 feet; thence S.52°31'34"W., a distance of 361.05 feet; thence S.60°18'26"E., a distance of 561.60 feet to the Kennebec River; thence along a tie line of S.45°15'44"W. generally along the high water line of the Kennebec River and intending to convey all property above said high water line and all rights extending to the thread of said River, a distance of 369.35 feet to a capped rebar; thence N.61°56'25"W. along the land of Diaz (KCRD Book 9200 page 19 and land of Flannery (KCED Book 7994 page 193), a distance of 844.77 feet to a rebar found; thence N.62°18'57"W. along the land of Flannery, beforementioned and Hamlin (KCRD Book 1903 page 153 a distance of 535.59 feet to the POINT OF BEGINNING.

This parcel contains 13.3 acres, and is a part and only a part of the property conveyed to the Grantor, D & R Realty, by book 2652 page 171 of the Kennebec County Registry of Deeds.

Bearings and distances are from a survey by Elwood Ellis, PLS # 1176 in April 2009.

2) K.S

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said LINDA A. SCHUMACHER-FEERO AND WILLIAM G. FEERO, to their use and behoof forever.

AND it does COVENANT with the said Grantee, their successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantees their successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, D & R DEVELOPMENT, INC., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Barry Dolley, its President thereunto duly authorized this 18th day of May, 2009.

Signed, Sealed and Delivered
in the presence of

D & R DEVELOPMENT, INC.,

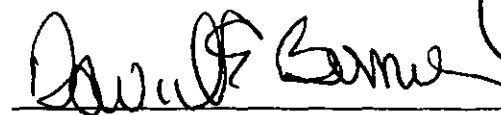
By: Barry Dolley
Its: President, duly authorized

Witness

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 18th day of May, 2009, the above-named Barry Dolley, its President, duly authorized of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,



Notary Public

Printed Name: DAVID E. BERNIER
Notary Public, Maine
My Commission Expires January 14, 2011

